



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Clifford Leary
Chairman

John Gibson
Councilman

Jerry Hollingsworth
Vice Chairman

Robert Parker
Councilman

Rick Fordem
Councilman

**DRAFT – SUBJECT TO GFDC
APPROVAL September 20, 2005**

MINUTES OF August 16, 2005

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Cliff Leary	Peter Drinkwater
John Gibson	Roger Griffiths
Robert Parker	Lee Ann Lardy
Rick Fordem	Anne Paul
	Reggie Angquico

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Leary called the meeting to order at 6 p.m. Vice Chairman Hollingsworth was absent.

2. APPROVAL OF MINUTES

Mr. Leary stated that the approval of the July 19, 2005 minutes be postponed until next meeting since Vice Chairman Hollingsworth is absent and was the third person to make a quorum at the July 19, 2005 meeting.

3. CHAIRMAN'S REPORT

There was no Chairman's report.

4. CONDITIONAL USE PERMIT APPLICATION TO CITY OF EL CAJON - ADULT PROTECTIVE SERVICES - HEARTLAND ADHC

Ms. Anne Paul stated that Conditional Use Permit Number 2008 has been filed with the City of El Cajon. The location of the property is at 2030 Gillespie Way, Suite 102, El Cajon, CA 92020; Cuyamaca West Unit 2, Parcels 1-2 of Lot 15 Assessor's Parcel Numbers 387-201-10-00 and 387-201-11-00. The suite in question is currently vacant and is 3,380 square foot in size. It is set up for manufacturing use and is a storage/warehouse type space with a small reception area. The operation would be an adult day health care facility with specialized behavioral, occupational, and light physical therapy. The facility would provide service to those persons, age 18 and over, who require continual supervision or assistance and some physical therapy. Most of the patients are elderly individuals who would otherwise be institutionalized. This type of facility allows their family members to continue to care for them while still being able to maintain employment. Term of the Conditional Use Permit would be 5 years if approved. Renewals may be for a longer term.

Mr. Rick Dentt stated that Adult Protective Services is permitted in the "M Zone" subject to a conditional use permit. He received a letter from the East County Economic Development Council (ECEDC) stating that the Adult Protective Services is not an industrial business. Mr. Dentt said that not all of his tenants are industrial businesses and gave as an example ECEDC and DefCon as two of his tenants that are not industrial related.

Ms. Janai Quintana stated that Heartland Adult Health Day Center has been serving the East County for 27 years. Eighty percent of their patients are from the East County and they generate about \$600,000.00 a year. Most of their patients are low income and would not be able to find services elsewhere. Home services charge around \$16 to \$20 an hour while Heartland charges \$10 an hour which includes transportation, nutritious meals, snacks, nursing, social services, physical, occupational and speech therapy.

Mr. Leary inquired if any patients they treat have Alzheimer's or Dementia since there is a possibility of them walking away.

Ms. Quintana answered that they do treat patients with Alzheimer's and their office has a person at the door to prevent anyone departing.

Ms. Tara Hands stated that the surrounding community around Gillespie Field is complaining about aircraft noise and felt placing an adult care

facility- at this location will aggravate the emotional stress these patients experience She also stated that tenants losing their leases at Cajon Plaza should be given first consideration before new business at this location.

Mr. George Bailey stated that there is a shortage of prime industrial area in the East County and there is a need to preserve it. A prime industry creates a product that can be sold elsewhere and brings in business. He is not against health care services but feels it should not be located in an industrial zoned area.

Ms. Quittner stated that there are only 150 acres available for industrial type employment. Businesses are having trouble finding land for manufacturing in the East County. ECEDC and DefCon support and generate manufacturing business jobs. East County has the worst job to household ratio causing many people to have to commute elsewhere for jobs.

Mr. Barry Bardack said the San Diego County Airport Land Use Compatibility Plan and California Airport Land Use Handbook states this area is not compatible for schools, or hospitals and convalescent homes, which includes Adult Day Care Centers.

Mr. Fordem was concerned about the number of people Heartland will serve causing expansion of this type of business at Gillespie Field and causing conflict with the Federal Aviation Administration (FAA) and Department of Transportations. Mr. Fordem did not see Heartland as conforming to the "M Zone" business category and wanted to know if we would have to notify our consultants to modify our Airport Layout Plan. Mr. Fordem pointed out some problems may arise such as not enough parking spaces, evacuation of people in case of emergency, noise from aircrafts flying overhead and liability.

Ms. Lardy replied that the ALP and Master Plan gives general directions and would not need to be changed if the Conditional Use Permit is approved for Heartland. The lease documents gives the lessor full responsibility and the County of San Diego Airport is protected from liability.

Mr. Fordem asked Mr. Drinkwater if he knew of any airport where an adult day care center has been located near an airport during his management of airports.

Mr. Drinkwater replied that each business park located near airports is under different restrictions dictated by state located and local zoning regulations. One airport he managed had a chiropractic office located in their business park since there were no restrictions prohibiting such an establishment. If the GFDC approves the motion, it may set precedence for similar businesses to come to the business park.

Mr. Leary stated that there are vacancies around El Cajon that will accept Heartland but will not support industrial type business. He feels that the business park should remain predominately industrial.

Mr. Gibson stated that Heartland is a service needed in our community. The location at the business park is convenient for the patients and appropriate, since it provides a service like the other businesses in the business park. He does not foresee any problems regarding patients walking away since there is only one door to the facility. He also stated that the previous tenant had one or two employees while Heartland will be providing more jobs. Heartland would encounter more problems if it were to locate elsewhere.

Mr. Parker stated that as the population increases, land for industrial operations is decreasing. The business park should remain for industrial use only; this is to keep people from commuting out of East County. Allowing Heartland in the business park will allow other non-industrial businesses to come in.

Mr. Fordem made a motion to deny the proposal of Heartland Adult Health Day Center to lease at 2030 Gillespie Way, Suite 102, El Cajon, CA 92020; Cuyamaca West Unit 2, Parcels 1-2 of Lot 15 Assessor's Parcel Numbers 387-201-10-00 and 387-201-11-00. Mr. Parker second the motion, all voted for the denial except for Mr. Gibson and Mr. Hollingsworth who is absent.

5. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater presented a PowerPoint presentation showing different pictures of the Cajon Air Center after the current lessees left. Mr. Drinkwater pointed out that those interested in developing the Cajon Air Center (CAC) should call (619) 956-4817. The tentative schedule for the CAC is as follows:

Demolition, Clean-up, Survey, Grading	Aug. 05 – May 06
Environmental Complete	Jun. 06
RFP Infrastructure Development Complete	Jul. 06 – Jan. 07
RFP Aviation/Hangar Development Complete	Feb. 07 – Mar. 08

Since January 2005, Paramedics have responded to CAC 27 times and the El Cajon Police Department have responded 256 times during the last

11 months for various reasons such as armed robbery, prostitution, drug use, intoxication, trespassing, grand theft, assault and battery, and many other reasons.

6. AIRPORT MANAGER UPDATE

Mr. Griffiths stated that Runway 27R will be closed at night from August 24, 2005 to August 26, 2005.

7. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Mr. Jeff Hurley inquired as to who governs the parking along Wing Avenue since a tenant complained to him that their parking space is now being blocked by K-rails.

Mr. Drinkwater replied that the K-rails are on County of San Diego Airports property and parking is prohibited along both sides of the road.

Ms. Carolyn Anderson requested that County Airports refrain from stating how many noise complaints came from one person because it may discourage other people from submitting complaints. She suggested that reported incidents be investigated quickly and the perpetrator be held accountable. This would decrease the noise complaints.

Ms. Tara Hands suggested that Agenda item #7 be moved right behind Agenda #3 or #4 so people wishing to speak do not have to wait until the end of the meeting. She also suggested that noise barriers be constructed around Gillespie Field like the ones on Highway 5.

Mr. Leary replied that it would be impractical to construct a noise barrier against aircraft and helicopters around Gillespie Field because it would be around 500 to 800 feet high.

Mr. Griffiths added that any barrier would be an obstruction to aircraft and that the barrier around Lindbergh Field is actually a blast shield to deflect the blast from aircraft engines.

8. OLD BUSINESS

There was no Old Business

9. NEW BUSINESS

No New Business

10. Mr. Leary adjourned the meeting at 8:00 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, September 20, 2005 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist